

Property Consultants

 Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

436 Ecclesall Road, Sheffield S11 8PX



- Ground Floor Retail Unit To Let
- Car Parking Space / Outdoor Seating To the Front
- Prominent Location Fronting Ecclesall Road
- Quoting £15,950 per Annum
- 522 sq ft (48.5 sq m)

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Starbucks, Beres Pork Shop and The Ale Club. Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

Berkeley Precinct is directly opposite which offers free car parking for up to 90 minutes.

Ecclesall Road provides direct access onto Sheffield's Inner Ring Road (A61) and subsequently the Sheffield Parkway and the M1 Motorway (J33).

DESCRIPTION

The available spaces comprises a mid-terrace ground floor retail unit with basement.

The unit is arranged as an open plan sales area to the front of the property with glazed frontage, facing Ecclesall Road. To the rear are partitioned treatment rooms, kitchenette and WC. The partitions can be removed to create an open plan space.

The basement is dry and is a very useable space.

There is demised car parking / potential seating area to the front of the property which are included in the rent.

ACCOMMODATION (Approx internal areas)

Basement	147 sq ft	(13.66 sq m)
Ground Floor	375 sq ft	(34.84 sq m)
Total	522 sq ft	(48.5 sq m)



LEASE

The premises are offered on a new lease on terms to be agreed.

RENT

We are quoting **£15,950 per annum**.

We understand that VAT will NOT be payable.

RATING ASSESSMENT

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Shop and Premises - Rateable Value £9,800

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of 'B'.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

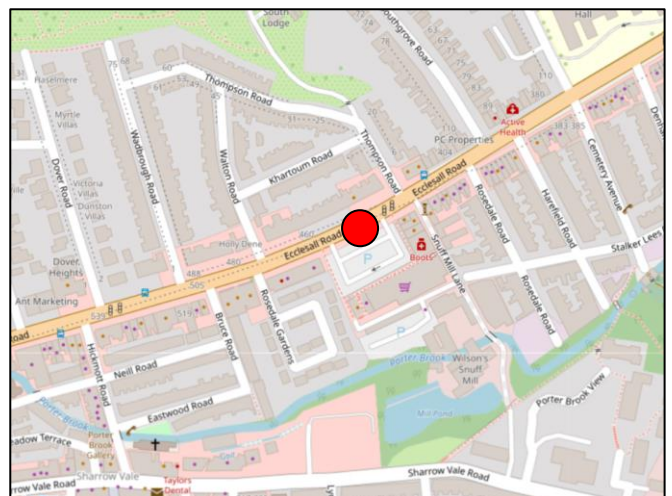
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
 Updated April 2025